

SECTION 8 COMMERCIAL DISTRICT (C)

8.1 Purpose.

This chapter establishes the Commercial (C) Sub-District and standards specifically applicable within the Sub-District. The purpose of the C Sub-District is to allow commercial uses of higher intensity.

8.2 Uses Allowed By Right.

Uses allowed by right in the C Sub-District are listed below. With the exception of Agriculture and Agriculture-related Structures, any new construction associated with Principal Uses requires a LUP from the Planning Department prior to any construction. See Section 2.4 for the permitting process.

Use	Comments
Accessory Uses	excluding residential uses
Arts and Entertainment Center	
Bars	
Agriculture support businesses	Does not include commercial feeding operations (cattle, hogs, chickens, ect.)
Amusement and Recreation Facilities	
automobile fuel sales	Including truck/bus/equipment refueling facilities
car washes	
Campgrounds	
commercial Condominiums	Commercial only-no residential
Community Centers	
Emergency Services	
Essential Services, Type I	
Extended Care (Nursing and Residential Care)	
Financial Institutions and Services	
Fireworks Stands	
golf courses and country clubs	
Health and Exercise Services	
Hotels, Motels	Including extended-stay lodging
Laboratory and Research Facilities	
Lodges and Clubs	
Manufacturing, Light	
museums	
medical and dental clinics	
Offices	
Public/Quasi Public Uses	

Religious Organizations and Places of Worship	
Repair	
Repair, Light Goods	
Restaurants	
Retail/wholesale	
Retail, Large Scale	
Services, Personal and Business	
Special Events Facilities	
truck and rail terminal facilities	
veterinary clinics	Including animal kennel operations
Warehousing	Includes self-storage and outdoor RV/boats/trailers not for sale

8.3 Conditional Uses.

Conditional uses allowed in the C Sub-District are listed below and will require a CUP pursuant to Section 2.4 prior to commencement.

Use	
Adult Oriented Business	See section 10.2.10
Building Height in excess of 32 feet	Fire Department access and other safety and aesthetic issues must be satisfactorily mitigated.
Gambling Establishments	See section 10.2.9
Communication Towers	
Essential Services, Type II	
Junk and Salvage Yards	
Manufacturing, Heavy	
non-conforming uses, expansion	
Opencut Operations (AKA Gravel Mine)	Including asphalt batch plants and concrete mixing plants. See Section 2.5 for process
solid waste/recycling transfer station	

8.4 Setbacks.

8.4.1 Setbacks. Yard setback requirements:

Front Yard	25 feet
Rear Yard	10 feet
Side Yard	8 feet
Side Yard corner lot-secondary street	25 feet

Property line setbacks are controlled by the Landscape Buffers described in Section 10.2.5 where the required buffer is larger than the setback required in this section.

- 8.4.2 Exceptions: When a Lot owner owns multiple Lots, Yard setbacks and Landscape Buffers for the common interior property line do not apply and Lot owners may build across Lot lines. Setbacks and Landscaped buffers apply on the outer Lot lines.

8.5 Building Height.

Unless otherwise excepted by Section 8.5.1 or allowed pursuant to a CUP, the height of all new Structures shall be limited to 32 feet as measured from the lowest point of the finished grade in the front of the building to the highest structural point the roof

- 8.5.1 Exemptions. The construction of a new Agricultural Structure or the addition to an existing Agricultural Structure is not subject to the requirements of Section 8.5.

- 8.6 Density.** There are no density requirements.

8.7 Additional Standards.

- 8.7.1 Development Standards. Refer to Section 10 for Development Standards
- 8.7.2 Landowners are reminded that other federal, state, and local approvals may be required, including but not limited to approval for sanitation and water supply facilities, demonstration of adequate water rights, access or system impact approvals from Gallatin County and/or the Montana Department of Transportation, compliance with covenants, or any other federal, state, or local approvals required by law.